

330 Smiths Road, Callaghans Creek, via, GLOUCESTER, NSW 2422

"Smokey River" - 594ac on Manning River

240.30 hectares, 593.78 acres

"Smokey River" is a beautiful rural retreat spanning over approximately 594 acres with stunning Manning River frontage, perfect for swimming, kayaking adventures, or quiet fishing & contemplation. On offer here is an inspiring weekender or permanent rural lifestyle, with the elevated parts of the property providing opportunities for cattle grazing or horse riding, with a stunning backdrop of panoramic views in all directions.

Property features:-

- Absolute 450 metre frontage to the Manning River with easy access.
- Approx. 594ac (240ha) of gently undulating country rising to ridgelines at around 510 metres.
- Approx. 128ac (22%) cleared for grazing by the river, with native bush above & beyond.

TYPE: For Sale

INTERNET ID: L16434754

SALE DETAILS

Off Market - Contact Agent

CONTACT DETAILS

Elders Real Estate Gloucester

54 Church Street
Gloucester, NSW
02 6558 1507

John Booth
0417230236

- Secluded position off the gated Smiths Road, reached via a shared & privately maintained 3km gravel access road.
- Comfortable open-plan off-grid cabin, perfect for relaxing weekends, with Bega wood-fired oven, gas stove, slow combustion fire, bathroom with pot belly stove, 2 water tanks and 4 solar panels.
- Zoned RU1 Primary Production, C3 Environmental Management & C2 Environmental Conservation.
- 5 dams, recently de-silted, provide reliable stock water in addition to the Manning River.
- There is good access around the grazing land.
- Multiple potential building sites (dwelling houses & farmstay permitted with consent in RU1 & C3 zones).
- Power is available and crosses the property about 175m from the cabin (but is not connected to it).
- Approx. 12kms from Bundook, 45km from Gloucester or 59kms from Wingham.

Other improvements include:-

- A fully enclosed 3-bay shed with 2 roller doors.
- Workshop/tack-shed/store near the cabin.
- Old timber cattle yards near the cabin.

"Smokey River" provides a perfect balance of agricultural productivity, rural lifestyle and relaxation, in a splendid natural environment.

YOU WON'T WANT TO LEAVE

- Land Area 240.3 hectares
- Bedrooms: 1
- Bathrooms: 1

HOMESTEAD

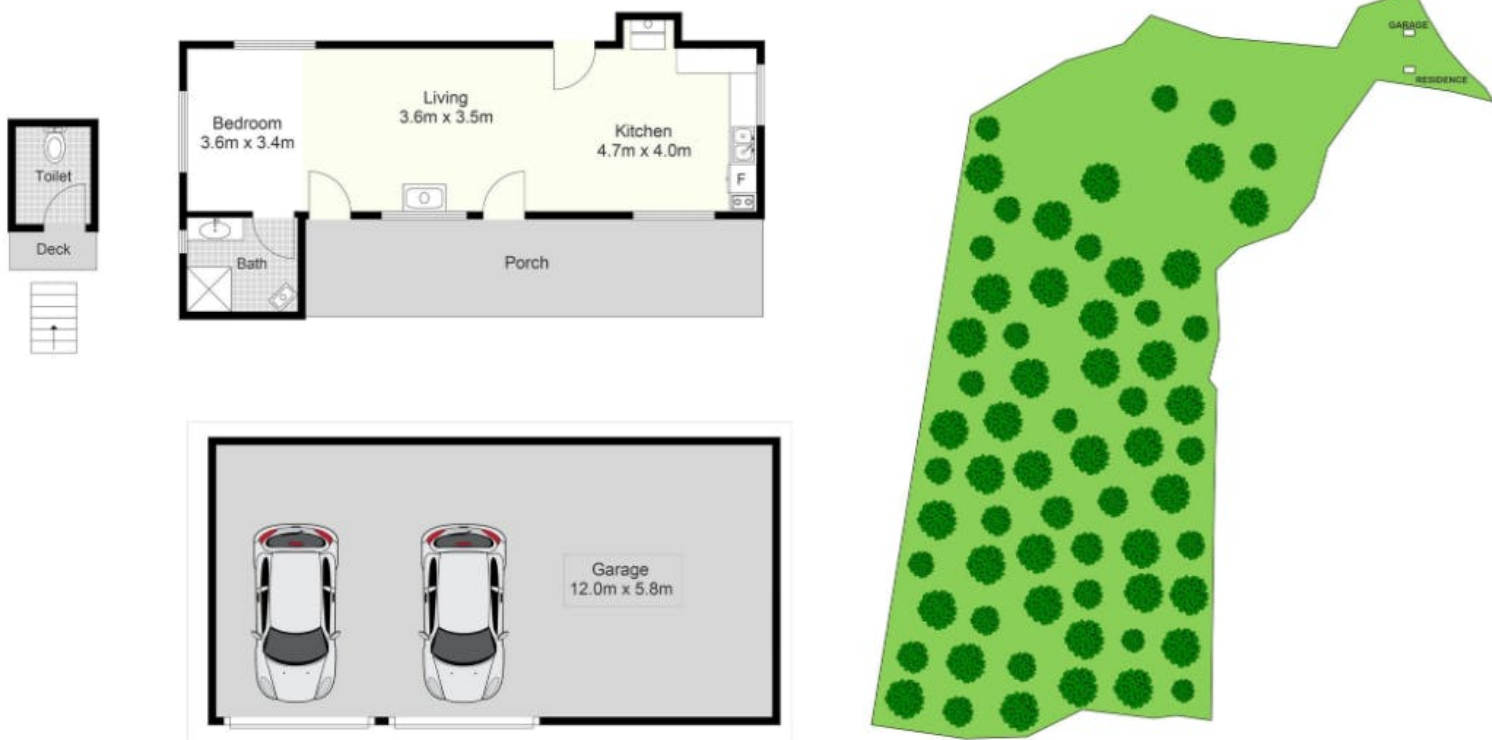
Bedrooms	1
Bathrooms	1











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All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.